

***Village of Barrington
Plan Commission
Minutes***

Date: March 30, 2004 (Special Meeting)

Time: 6:30 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chair
Curt Larsen, Vice Chair
Steve Morrissey
Bhagwant Sidhu
Harry Burroughs
Steve Mack

Staff Members: Jeff O'Brien, Acting Senior Planner
Erin Emerick, Recording Secretary

Call to Order

Ms. Bush called the meeting to order at 6:30 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, present; Harry Burroughs, absent; Steve Mack, present; John Rometty, absent; Steve Morrissey, present.

There being a quorum, the meeting proceeded.

New Business

PC 04-03 Barrington Horizon Senior Living Community (Planned Development) - 1410-1420 South Barrington Road

Petitioners: Beth Demes and Ray Schultz (architect), Alden Realty Services; Dave Ericson and John Mayor, Engineering Resources; Warren Winsloff, attorney

Ms. Bush swore in all petitioners and members of the public who would be speaking on petition at this meeting. Ms. Bush announced the order of the petitions and the procedure.

Ms. Beth Demes, Project Manager, Alden Realty Services, 4200 W. Peterson Ave. Suite 140, Chicago

Ms. Bush asked Ms. Demes if she had tendered her notice of proof of service to all adjacent property owners.

Ms. Demes said yes.

Ms. Demes said they are up against financing deadline of April 19 and they need to have the zoning in place to meet that deadline. She thanked the board for their time at this special meeting. Ms. Demes introduced team- Ray Schultz, president, architect for project, Dave Ericson- engineering resources, John Mayor, also engineering resources, Warren Winsloff, attorney, Randy Shulo, Vice President of Alden Realty Services.

Ms. Demes said their company bought Governor's Park in Dec 2003. Gave background- said there are books with information on the dais, also photos of other developments. Their company began in 1961 with general contracting. In 1971 built Alden of Lakewood. Today operate 30 assisted living and skilled nursing facilities in Chicago area- 4600 beds. Largest provider of skilled nursing in Illinois. Most

ambitious project to date is 38 acre continuing care facility. In addition to senior care, also have skill facilities for developmentally disabled adults and children. Also develop affordable assisted living for seniors. Named some developments that they have done recently.

Ms. Demes said that tonight they are seeking a planned development for Barrington Horizon Senior Living Community- 50 units of senior housing with 51st unit for on-site care taker (rent free). Units are spread between 3 structures- 2 clusters with 11 units, one is perpendicular to Barrington Rd, the other is alongside the first. In back will be 3 story apartment building with 40 units. 61 parking spaces plus 16 land bank spaces, believe this is more than sufficient for residents and guests. Will have 12 2-bedroom apartments with 1,060 square feet, and 39 one bedroom apartments with an average of 770 square feet. No difference in size and amenities between Villas and apartment units- full living room, dining room, and kitchen, with appliances, individually controlled gas heating and air conditioning, emergency call system with 24-hour use. 5% of units will be fully handicapped accessible, all units can be adapted for handicapped accessibility. Residents will have common area amenities: coin operated laundry, within the villas- washer dryer hook ups, large community room with kitchen, projection TV, patio off community room, landscaping with gazebo, game room, arts and crafts room, exercise room with equipment, computer lab with Internet access, library with fireplace. The project will be for independent living- no meal service or supportive service. The residents' minimum age is 62 but they need to be able to cook and care for themselves. Have full calendar of activities for residents- bingo, movies, etc. Right next door to Governor's Park, residents can take advantage of amenities there. Also have bus to use for prescheduled trips. Typical resident is generally single woman in mid-70s who has sold a home or is moving to community to be near family or children- residents generally thrive because of community aspect with activities and friends.

Ms. Demes then gave specific explanation of the units. They will be targeting units and restricting rents to be affordable to seniors who qualify at different income units, certain percentage of building will be unrestricted, 85% of building will be lowered rents, income levels are based on median income for 6 county metropolitan area, based on what is published by HUD annually. 20% of units (10) targeted to seniors making at or below 40% of median income, which is \$21,120 single person household, \$24,120 for a 2 person household. These will be 1 bedroom, \$480 per month. 20% of units (10) will be at 50% or below median income, which is \$26,400 for a single person household and \$30,150 for a 2 person household. These 1 bedrooms will be \$620/month, and 2 bedrooms will be \$740/month. 45% of units (22) targeted for 60% or below median income, which is \$31,680 for a single person household and \$36,180 for a 2 person household. These 1 bedrooms will be \$710 per month and 2 bedrooms \$835/month. 15% of units (8) will be unrestricted- 1 bedrooms \$795/month and 2 bedrooms \$895/month. Will be using First Mortgage conventional bank for development. Bulk of financing will be tax credits from IL housing development, grant from federal home loan bank. Reduce financing expenses and keep rents low. Tax credits require them to be affordable for 30 years, loans will be 40 years. Market study- despite affluence of area there is solid market for this- not much competition. Developments lease themselves- usually almost 100% leased before opening. Staffing- addition to live in caretaker, full time property manager in office in building from 8am-5pm.

Ms. Bush said there is huge need for this affordable housing in this community.

Mr. Morrissey asked if the 6 county median income is age specific.

Ms. Demes said no- it is broken down by household size.

Mr. Morrissey asked about average lease term.

Ms. Demes said it is 1 year.

Mr. Morrissey asked how long residents usually stay.

Ms. Demes said there is not a lot of turnover.

Mr. Larsen asked what their experience was on annual rent increase.

Ms. Demes said it depends on market and where they are in terms of rent limits. These rents are closer to maximum rent they can charge so unless incomes go up they can't increase rents very much- could be about 3% each year.

Ms. Sidhu asked about guests in villas- are there restrictions?

Ms. Demes said no.

Mr. Ray Schultz, architect

Mr. Schultz stated there are only 2 exceptions they are asking for- building height and setback requirement on Barrington Road. Requirement is 30 feet and at closest point they are at 10 feet. Noted that the adjacent buildings are closer to the road than they are. He tried to pull villas to front where berm is so it is less visible to Barrington Road and reduces road noise for upper floor apartments. Tried to hold buildings South so there was buffer from service road. Service road is slightly deteriorated and they will improve it. Barrington Oaks- residents' concern was that a couple houses could see North- there is berm along South property line with evergreen trees, beyond that there is common area that has trees. Met with them and they have agreed to provide additional evergreen trees in neighborhood to screen area. The property does slope to Northeast slightly so they might see part of roof of this new building. Said it is pretty well screened. Going to increase pond- when Governor's Park was built there was a planned featured addition- 2 ponds that exist they were designed for retention- now follow Lake County standards have provided an additional 3rd pond. Have land banked 16 cars. On green space- exceed requirement 53.9%- does not include pond areas or land banked parking.

Mr. Larsen asked how they will handle the water runoff.

Mr. John Mayor, 214 W. Willow Ave., Wheaton

Mr. Mayor showed aerial with existing Governor's Park. Total site in 1985 was designed upon standards back then- showed how water drained to South and directed into Southwest pond. Reran calculations for that area and determined (based upon new requirements) that existing pond is sized properly, Southwest pond that is directed into Northwest pond- at time site was developed, area to North was designed to handle the detention for future development. Now Lake County requirements, size of basin isn't large enough. Need to expand and provide an additional basin. Another practical aspect is that it drains pretty much to North now. With proposed improvement, water will be brought into detention basin and released at controlled outlet (Northeast corner of basin).

Mr. Larsen asked about Southwest detention pond and additional pond- will they run into Northwest pond and then into Southeast retention basin, or will they flow independently into that Southeast basin?

Mr. Mayor stated that the pipe does outlet into Northwest basin- will remain the same, but it will flow through at same rate it is being discharged at Southwest corner. There is 7-10 feet of elevation drop within area.

Ms. Bush said Northwest basin discharges into Southeast basin.

Mr. Mayor said yes.

Mr. Larsen asked about new detention basin.

Mr. Mayor said it will also go into Northwest basin. Providing storm water quality on bottom of basin to provide water quality benefits.

Mr. Larsen said there was term used about "fresh flush?"

Mr. Mayor said it is requirement by Lake County. said 1st part of rain that falls has most contaminants- there is retention volume requirement that needs to be established in basins to allow for settling to improve water quality.

Mr. Larsen asked how much are you expanding Northwest basin to handle additional water flow?

Mr. Mayor would guess about 25% of volume is increasing.

Mr. Larsen asked about all other water containers have been removed?

Mr. O'Brien asked if he was referring to catch basins?

Mr. Mayor said initially they had submitted proposal that they had in banked area for parking underground storage- comment was to utilize and expand Northwest basin- those others have been removed.

Mr. Morrissey asked about engineering for entire site- under jurisdiction of Lake County?

Mr. Mayor said just the disturbed areas.

Mr. Mack asked about erosion problem.

Mr. Mayor said he looked at discharged area- said flared end section there was erosion occurring and also in catch basin- with proposed improvements those areas will be replaced with new structures.

Mr. Morrissey asked about vegetation.

Mr. Mayor said it would be wetland bottom type of feature, either on fringe or within whole basin.

Ms. Sidhu asked if there would be any water flow towards West.

Mr. Mayor said no, but there is off-site flow they will take into account.

Mr. Larsen asked –new catch basins coming off parking lots- one thing that was addressed before was putting in filters in storm water receptacles. Asked if that was concern that should be addressed.

Mr. Dennis Burmeister, Assistant Director of Public Works said they haven't seen those in action yet. It could be proposed here, but they are providing sufficient water quality aspects of it, always better to use natural effect rather than mechanical means.

Ms. Bush said that is more reliable.

Mr. Burmeister said that currently Northwest basin doesn't function for site as detention now.

Ms. Bush said it doesn't restrict it or slow it down. Not regulating now, but it will under their plan and Staff is satisfied?

Mr. O'Brien said yes.

Mr. Burroughs asked about Northwest pond deals with water flow relative to the discharge point and overland flow routes. He also asked about the erosion problems.

Mr. Mayor said now there is 12 inch line that is discharging with no other restrictor, proposed plan has restrictor that reduces flow, reduces erosion from existing condition.

Mr. Burroughs asked what they do for that to keep it from eroding.

Mr. Mayor said there is natural flow of water that always occurs at certain areas, water has tendency to stabilize after time, it has been almost 20 years now. Trees help to dissipate, vegetation helps to slow water.

Mr. O'Brien presented the Staff Report.

Proposal includes one 3 story and 2 1-story buildings. Will be associated parking, lighting and storm water basins. Project is restricted to 62 years or older, 85% of units will be for seniors making 60% of median income- included that because state of IL passed affordable housing act- under those requirements, this development will meet. Will be land banked parking- village had traffic consultant review this and noted that parking is more than adequate. Traffic generated will be minimal. Land banking will be appropriate. Noted that ARC has met on this property and are recommending approval to Board of Trustees. Staff believes this is appropriate land use, due to proximity to Governor's Park, the comprehensive plan identifies this plan as appropriate for institutional or public uses, provides continuum of care for seniors- meets institutional type use. Staff believes petitioners are doing fine job working with Barrington Hills and they are entering into boundary agreement. Petitioners are working with Barrington Hills engineers and Village of Barrington's engineer. Said they met with Barrington Oaks and they are addressing their concerns. Staff has not received negative comments. There are 2 exceptions the petitioners are asking for- building height for 3 story building- property is zoned R3- Zoning requires the building be no more than 25 feet to midpoint of roof- they are not rezoning the property, staff believes petitioners requested height of 36 feet to midpoint and 3 stories is appropriate and petitioners are providing screening. Setback exception- staff recommends approval- village owns land to East, staff believes pulling buildings further to East will minimize impacts on residents of Barrington Hills. Staff recommends approval with conditions:

- 1) Approval of height exception- petitioner will provide additional landscaping along South property line of Governor's Park and along West property line to screen
- 2) Approval of setback exception
- 3) Petitioner shall provide written documentation that they are pursuing community preference for approval from US HUD, something Board of Trustees is stressing.
- 4) Final engineering plans be submitted for approval- petitioner shall work with Village of Barrington and Barrington Hills so that storm water concerns are adequately addressed.
- 5) Landscaping plans shall be submitted- important to note- appropriate landscaping screening shall be provided at curb at Northwest corner of access drive to shield from headlights.
- 6) Provide complete buyer suppression for all buildings
- 7) Final sign elevations and plans submitted- phone numbers need to be removed from signs.
- 8) Access drive should be built to accommodate 1,000 pounds per square foot for emergency vehicles.

Mr. Larsen said there would be evaluation upon projects' completion for access road to see if it was stable for long term use- who will do this?

Mr. O'Brien said the petitioner stated the road will be reconstructed after buildings were constructed.

Mr. Larsen asked about period of construction- will there be additional entrance for this traffic or will it all be utilizing that road?

Mr. Schultz said they were not anticipating this- would try to time deliveries so that it would not interfere with neighboring school. Said most construction crews are on-site by 7am. Deliveries for nursing home can go around to the back of the building. Light construction traffic can go that way.

Mr. Larsen asked if there would be right hand turn lane going South and left hand turn lane going to North- going into main entrance. What is the traffic consultants' opinion?

Mr. O'Brien said Staff isn't recommending those improvements because number of vehicular trips generated by this development don't warrant those improvements to Barrington Road. The Village Traffic

Engineer estimates less than 10 new vehicular trips at peak hours- Staff feels those improvements would be inappropriate.

Mr. Mack asked if police and fire chiefs were satisfied.

Mr. O'Brien said they have provided input on this- analyzed for access for emergency vehicles and security issues weren't raised. He noted that the police chief was okay with the security measures they were taking.

Mr. Schultz said the villas are like any other residence, apartment building has button system for buzzing people into building.

Mr. Larsen said he has worked with some of the Sunrise facilities and one thing that came up- looking at floor lay outs- on apartment complex every unit on 1st floor has showers, on 2nd and 3rd floors, they all have bath tubs. In villas, 3 showers and 2 tubs and the other is 3 and 3. One thing he observed was that these are senior people and as they become older, they have difficulty stepping over tub edge- will this be hazard?

Ms. Demes said this is a debate they have on every project- both the showers and tubs are acceptable under accessibility guidelines. Marketing- some seniors still prefer tubs- like to provide choice.

Mr. Schultz said that tubs are accessible because they have benches.

Mr. Larsen said predominance is tubs.

Ms. Demes said it is about 50/50.

Mr. Schultz said there is debate- but those are preliminary drawings. There is company now that makes shower stall that can convert to tub, but they aren't using that yet.

Mr. Larsen asked what exactly they are looking to put in these units.

Ms. Demes said the last development they did was about 50/50 but a few more showers than tubs. What they see now isn't set in stone.

Mr. Larsen asked if double hung window is issue because of arm lift for seniors. Could they go to casement windows so they can crank the window open rather than push it up.

Mr. Schultz said there is higher maintenance level with casement windows. You get tighter seal with double hung.

Ms. Demes said they also have caretaker in building who can help with those things- opening window, etc.

Mr. Mack said he noticed in villas, the showers have benches, but not in apartment buildings.

Mr. Schultz said that a lot of seniors objected to bench in showers. Tubs come with hinged bench. In showers there are 2 heads- regular shower and handicapped shower (hand-held).

Mr. Mack asked where the air conditioners were in units.

Mr. Schultz said it is in closet and is self contained gas heat and electric cooling system. There are 2 ducts coming off top. Villas are similar.

Ms. Bush opened public comment.

Mr. Joe Broadner, 73 Dundee Lane- His concern is the lighting on 3 story building- how will people sleep here if there are lights on all night?

Mr. Schultz said there is no exterior lighting that will be off the property, only lights are patio lights that residents that can turn on and off. Light on service road and lights on parking lot.

Mr. Broadner asked about light from turn on access road going right into someone's house. Asked if pond would have water in it all the time?

Mr. Schultz said there is wet bottom that allows for 6 inches of water, which will stay for a portion of time and that will dry up in certain seasons.

Mr. Broadner said they had problem there about 20 years ago with water. The lighting is his biggest concern.

Mr. Schultz said they should not see any difference in lighting.

Mr. Broadner asked if they will increase berm in back.

Mr. Schultz said no. Amount of traffic is very low.

Mr. Broadner said the height of structure concerns him, not wanting lights up high in back of building.

Mr. Vladimir Vuckavich, 71 Dundee Lane, neighbor to West
Concern is that size of structure will change feeling of neighborhood. Does it have to be 3-story where everything else is lower? If it has to be 3-story, can it go next to busy road instead of going next to home?

Mr. Larsen said the 3-story structure is placed where it is for the villas to provide sound buffer to building and with screening, neighbors will not see much of building.

Mr. Vuckavich said that part of evergreen wall is deteriorated.

Ms. Bush said that petitioners were going to add screening.

Mr. Vuckavich said what is needed would have to be very tall.

Mr. Burroughs said that initial planting will be 10 feet.

Mr. Vuckavich asked if there is no intent to consider bringing tall structure further away from neighbors and closer to road.

Mr. Bush said she didn't think they were willing to redraw plan.

Mr. O'Brien said that the Staff was concerned with 3 story building going to far West side, but they were more concerned with traffic flowing. Were also concerned with noise and lights from traffic going further West, they would prefer to have it further to East, feel that a key tree is missing, but that mature trees and grading of property were more apt to having building there than having parking lot there, that is why they didn't ask them to move building closer to Barrington Road. Said if they moved it back they would have a greater impact of the parking lot.

Mr. Vuckavich asked why 3-story building was necessary.

Mr. O'Brien said that petitioner came to them with concept and Staff told them they could go no more than 3 stories. Staff feels building will fit into the neighborhood.

Mr. Vuckavich asked about air conditioning units.

Ms. Bush reiterated Mr. Schultz explanation of the air conditioning.

Mr. Vuckavich said that nursing home next door has incredibly noisy system.

Mr. Schultz said that units are in closets with no compressors on ground. Additionally, central unit is over by manager department. No noise coming from this.

Mr. O'Brien explained why this building is appropriate for area.

Ms. Mildred Broadner stated that she doesn't like height of building, thinks that even a 5 feet reduction would make difference, looks very commercial. Thinks there might be a depreciation of property values. Wondered if they have copies of letter from Barrington Hills.

Ms. Bush said they did receive the letter and referred to it during Staff Report.

Mr. Burmeister said he hasn't spoken with Mr. Kosin but has had meetings with the Barrington Hills' engineers and the petitioner's engineers to address storm water issues.

Ms. Broadner asked if there were other objections.

Mr. O'Brien read Mr. Kosin's letter, received March 26
Comments provided by Barrington Hills village engineer- reference to storm water drainage concerns, necessity of screening in Northwest area of property to shield from headlights, existing landscaping will be removed during construction of adopted storm water plan for which consideration of screening is proposed to be included in restoration plan.

Mr. O'Brien stated that the comments provided regarding storm water have been addressed by petitioner.

Ms. Broadner said that residents were concerned about screening, would like more consideration.

Ms. Bush closed public comment.

Mr. Mack said there is need for this project here; he likes project. He thinks maybe they should have a minimum height on trees to be installed, not sure what.

Mr. Schultz said that the range of 6-10 feet was given because with trees that are there now, if they put too big trees in too close, it will affect existing trees. Analysis of what is there now will determine what height trees go where.

Mr. Mack said to put in tallest tree they can.

Mr. Burroughs said he would add to landscaping berm and trees- add new ones as tall as they can and also fix old ones that are deteriorating. Not sure about water outflow- is this plan protecting the ground that it flows on more than it is now? Worried about damage to land- whose property is that?

Mr. O'Brien said he thinks it is Village of Barrington's property.

Mr. Burroughs said it is village's responsibility to worry about erosion.

Ms. Sidhu said they have a lot of open space. Only question is other than boundary line what they are putting in, what will be going on in the rest of the open space?

Mr. Schultz showed landscape plan- list of all materials going in. Said they exceed the village's requirements. Said they will address trees. There are a couple trees that will be replaced- showed where new trees were indicated. Ponds also have different types of vegetation.

Mr. Burroughs asked if they were redoing the Barrington Road buffer.

Mr. Schultz said there wasn't much that was happening there. One thing they were going to do is the sign- 2 faced.

Mr. Morrissey said it is good project and that Staff has done good work. Think it is well defined, exceptions have been adequately addressed.

Mr. Larsen commented on landscaping- thinks it is excellent. The petitioners have addressed Staff's issues about 2 types of trees. Thinks detail is great- good atmosphere for seniors who are living there to utilize patios, decks, and Governor's Park. Facilities themselves are complement to area. Have addressed his questions to window and bath issues- encourage to do what is best for future residents of facility.

Ms. Bush is also pleased with plan because it meets needs of residents and future residents. Thinks there is need for rent control housing so they don't lose residents. Encourage them to be good neighbor to people to West- put in high trees, work on air conditioning noise, etc.

MOTION: Mr. Larsen motioned to approve PC 04-03 with Staff's recommendations. Mr. Mack seconded.

**Roll Call Vote: Morrissey- yes, Burroughs-yes, Mack-yes, Larsen- yes, Bush-yes, Sidhu- yes
Motion carries: 6-0.**

Approval of Minutes

February 10, 2004

Mr. Larsen motioned to approve minutes as written. Ms. Sidhu seconded. Voice vote recorded all yes.

Planner's Report

Mr. O'Brien stated that the next meeting is April 13- Barrington Bank and Trust and a zoning ordinance text amendment about fees.

Ms. Bush asked if there was meeting on 27th.

Mr. O'Brien said not sure, but they should mark calendar for Monday, May 17th.

Mr. Larsen said he would be out of town April 27th.

Adjournment

Mr. Burroughs moved to adjourn the meeting. Mr. Morrissey seconded the motion. Voice vote recorded all Ayes. The motion carried. The meeting was adjourned at approximately 8:20 p.m.

Respectfully submitted,
Erin Emerick, Recording Secretary

Anna Bush, Chairperson
Plan Commission